



CHICAGO PLAN COMMISSION DEPARTMENT OF PLANNING AND DEVELOPMENT

EPIC ACADEMY NEW CAMPUS

**8231-8235 S SOUTH SHORE DRIVE (7TH WARD/ALD.
GREGORY MITCHELL)**

APPLICANT: EPIC ACADEMY

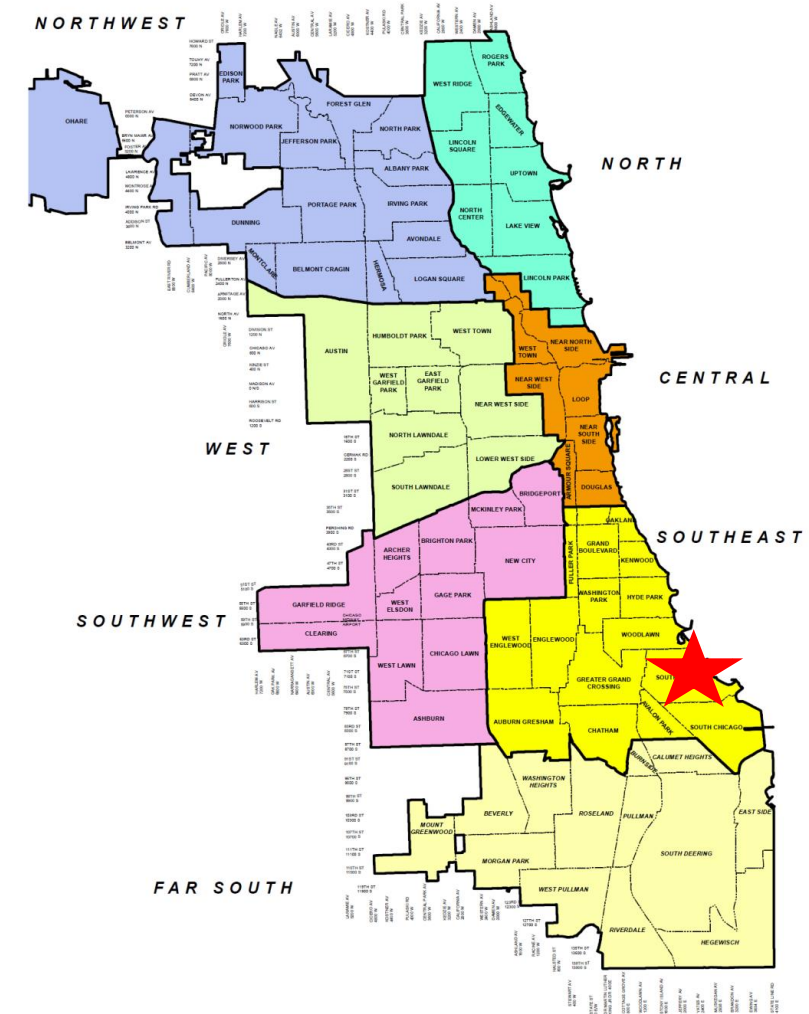
04/20/2023

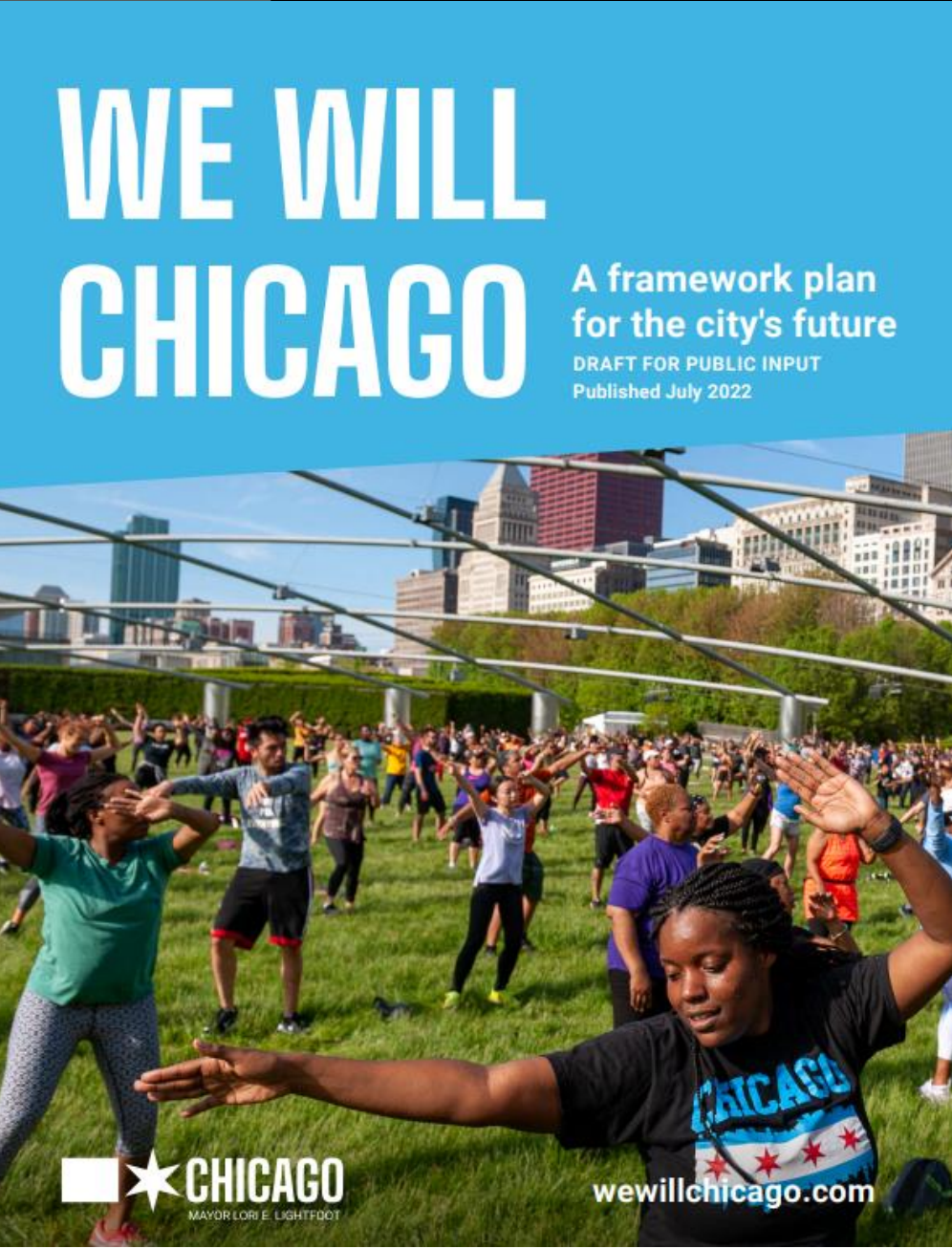


COMMUNITY AREA SNAP SHOT

COMMUNITY AREA INFORMATION:

- 53,971 RESIDENTS (2020)
 - +3.8% POPULATION INCREASE (2010-20)
 - -12.3% POPULATION DECREASE (2000-20)
- 92.7% BLACK, 3.0 % WHITE, 2.6% LATINO
- EDUCATIONAL ATTAINMENT:
 - 10.1% LESS THAN HIGH SCHOOL DIPLOMA
 - 24.5% HIGH SCHOOL DIPLOMA OR EQUIVALENT
 - 31.3% SOME COLLEGE, NO DEGREE
 - 14.4% BACHELOR'S DEGREE
- MEDIAN HOUSEHOLD INCOME: \$35,887
- HOUSING: 24.8 % OWNER-OCCUPIED, 75.2% RENTER-OCCUPIED





- **We Will Chicago** seeks a vibrant city where all residents enjoy equitable access to resources, opportunities and environments that maximize their health and well-being.
- Ensure all K-12 schools can support opportunities for equitable, effective, rigorous and joyful learning, especially neighborhoods effected by school closures.
- Creating resources within communities for lifelong learning by directing investment to facilities where inequitable access exists.
- Support intergenerational learning, create accessible environments for all, particularly for people with disabilities, and reduce financial and technological barriers to community and educational program.
- **We Will Chicago** plan to be completed in 2023. Led by Department of Planning and Development, in partnership with a diverse network of community groups, an Advisory Committee and Pillar Research Teams.



Influential Community Plans

- The **South Chicago Quality-of-Life Plan** identifies strategies and objectives to reinvent South Chicago, building on its history, its institutions, assets, and diversity, to be a safe, strong neighborhood with new green spaces, cultural activities, business and new development.
- New investment in the community will prioritize expanding student and parent programs that enhance academic achievement, new and improved open spaces with better recreational and enrichment opportunities for youth and families, and better utilization of community resources.
- .Plan developed in 2007. Local Initiatives Support Corporation (LISC).

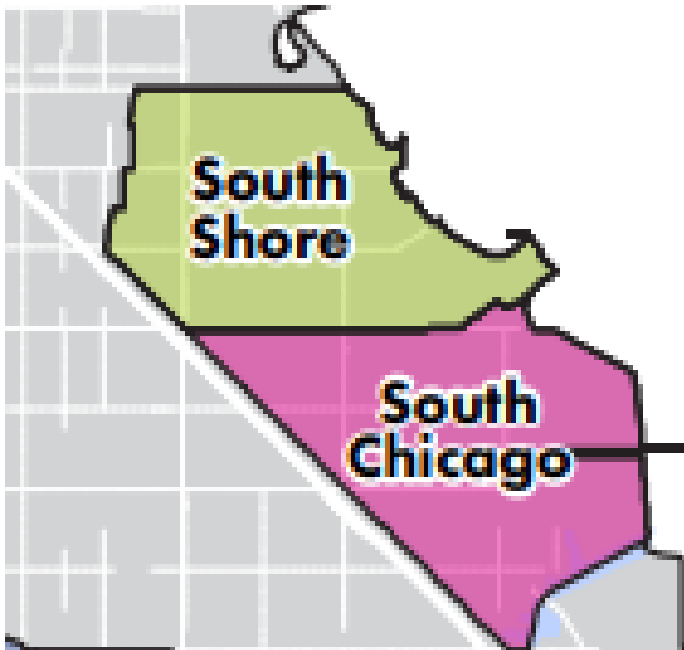




Influential Community Plans



#INVESTSouthWest



- The **INVEST South/West** initiative seeks to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for local residents.
- The City has marshalled \$750 million in public funding prioritizing 10 neighborhoods, two of which are South Chicago, where the new building for Epic Academy is located, and South Shore, only a few blocks from Epic Academy.
- The INVEST South/West program focus is on two adjacent commercial corridors. The Epic school building is located directly between the two priority corridors (79th Street & Commercial Avenue).
- Corridor improvement projects are the program's priorities. Supporting the success of a commercial corridor are strong neighborhoods with improved community and educational assets.
- Initiative launched in 2019. Led by Department of Planning and Development.



Influential Community Plans

- **A Recipe for Healthy Places** is a road map for planning and policymaking seeking to achieve healthier lifestyles through food. Groups and individuals can apply the plan to their community development goals.
- The plan identifies obesity as “a disease of place” and highlights place-based health disparities throughout Chicago.
- The Sinai Health Systems study shows African American and LatinX populations disproportionately affected by obesity, diabetes and related diseases.
- Specific concerns relate to limited access to grocery stores, higher food insecurity rates, and higher diabetes hospitalization rates.
- Local schools and community-serving centers offer access to quality food. The enhanced Epic Academy facility, with an improved kitchen, will increase access for students to quality food options during the school day.

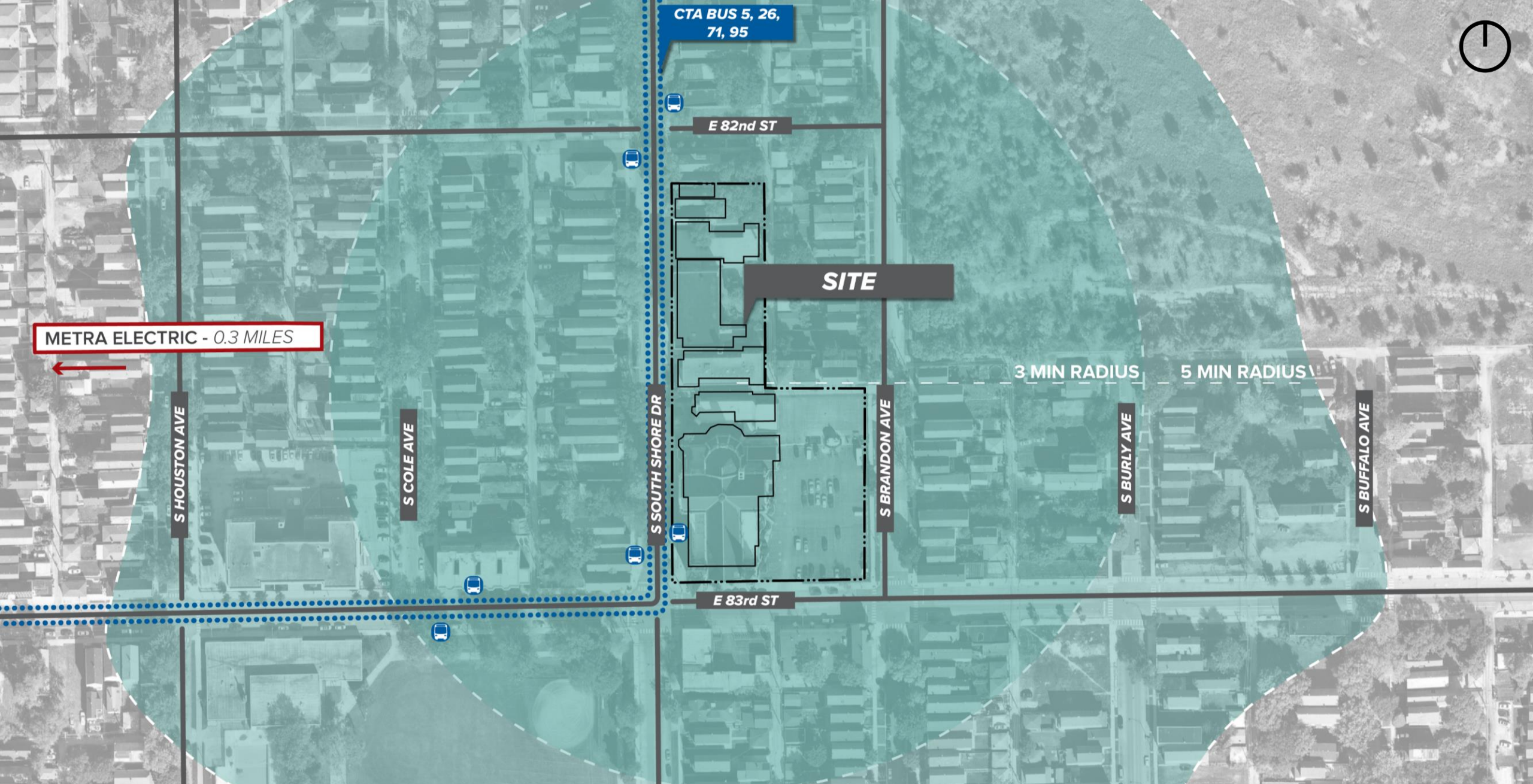
A Recipe for Healthy Places



Addressing the Intersection of
Food and Obesity in Chicago

• Build Healthier Neighborhoods • Grow Food • Expand Healthy Food Enterprises
• Strengthen the Food Safety Net • Serve Healthy Food and Beverages • Improve Eating Habits







PD 1162

RS-3

B1-1

E 82nd ST

SITE

S HOUSTON AVE

S COLE AVE

S SOUTH SHORE DR

S BRANDON AVE

S BURLY AVE

S BUFFALO AVE

RS-3

B1-1

E 83rd ST

B3-1

RS-3

RT-4

POS-1

B3-2

RS-3



AERIAL VIEW LOOKING NORTHWEST – EXISTING



AERIAL VIEW LOOKING NORTHWEST – PROPOSED



PERSPECTIVE LOOKING SOUTHWEST - PROPOSED



AERIAL VIEW LOOKING NORTHEAST - PROPOSED

PROJECT TIMELINE AND COMMUNITY INPUT

DATE OF PD FILING: OCTOBER 12, 2022
DATES OF COMMUNITY AND STAKEHOLDER

- TOWN HALL/COMMUNITY MEETING
 - MARCH 15, 2022 @ 6:00PM
 - MAY 11, 2022 @5:00PM
 - MAY 17TH, 2022 @ 6:00PM (VIRTUAL)
- TEACHER & STAFF MEETINGS
 - MARCH 24, 2021
 - MARCH 31, 2021
 - APRIL 14, 2021
- PARENT AND STUDENT MEETINGS
 - NOVEMBER 16, 2021
 - JANUARY 25, 2022
 - APRIL 19, 2022
- NEW SCHOOL TOUR (BENCHMARKING)
 - DECEMBER 1, 2021



PROJECT TIMELINE AND COMMUNITY INPUT



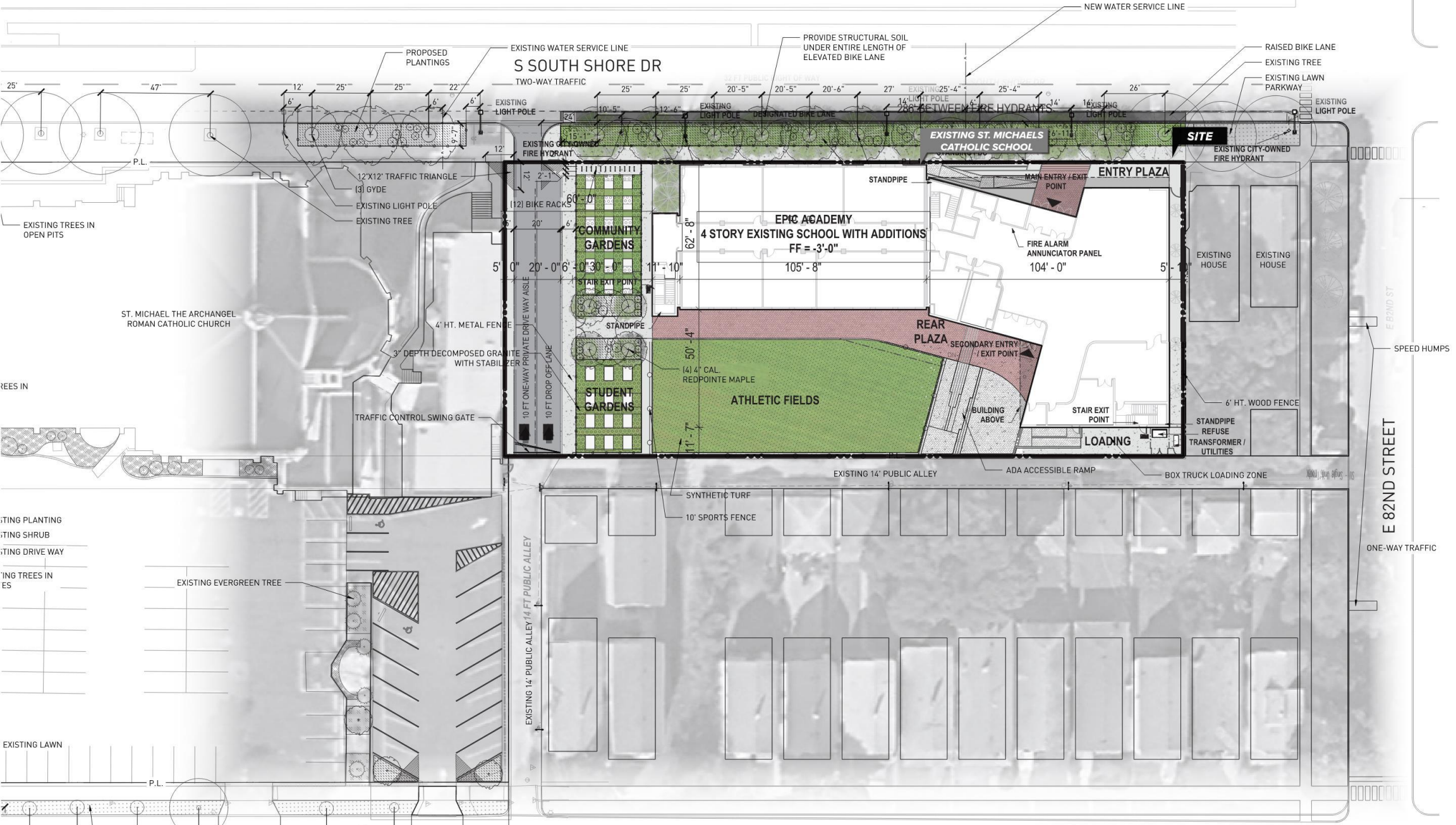
- 7TH WARD MEETINGS & COMMUNICATION
 - DECEMBER 8, 2020
 - MARCH 25, 2021
 - APRIL 21, 2021
 - AUGUST 14, 2021
 - DECEMBER 17, 2021
 - FEBRUARY 4, 2022
 - FEBRUARY 14, 2022
 - MARCH 11, 2022



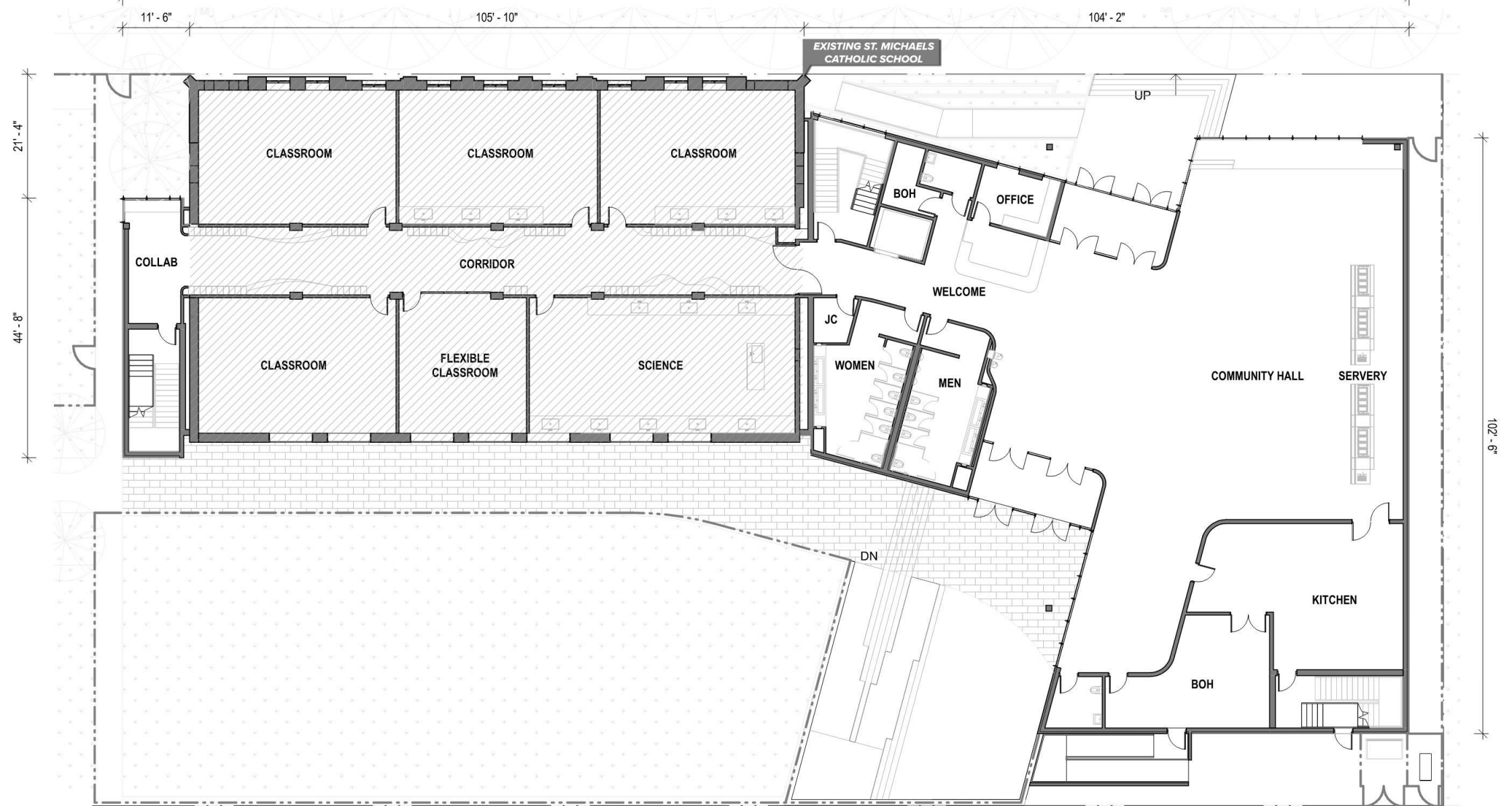
PROJECT TIMELINE AND COMMUNITY INPUT

- MEETINGS WITH CHICAGO PUBLIC SCHOOLS
 - APRIL 16, 2021
 - FEBRUARY 1, 2022
 - FEBRUARY 22, 2022
 - MARCH 3, 2022
 - MARCH 10, 2022
 - APRIL 20, 2022
- MEETINGS WITH THE DEPARTMENT OF PLANNING
 - MARCH, 31, 2021
 - APRIL 2, 2021
 - APRIL 14, 2021
 - APRIL, 20, 2021

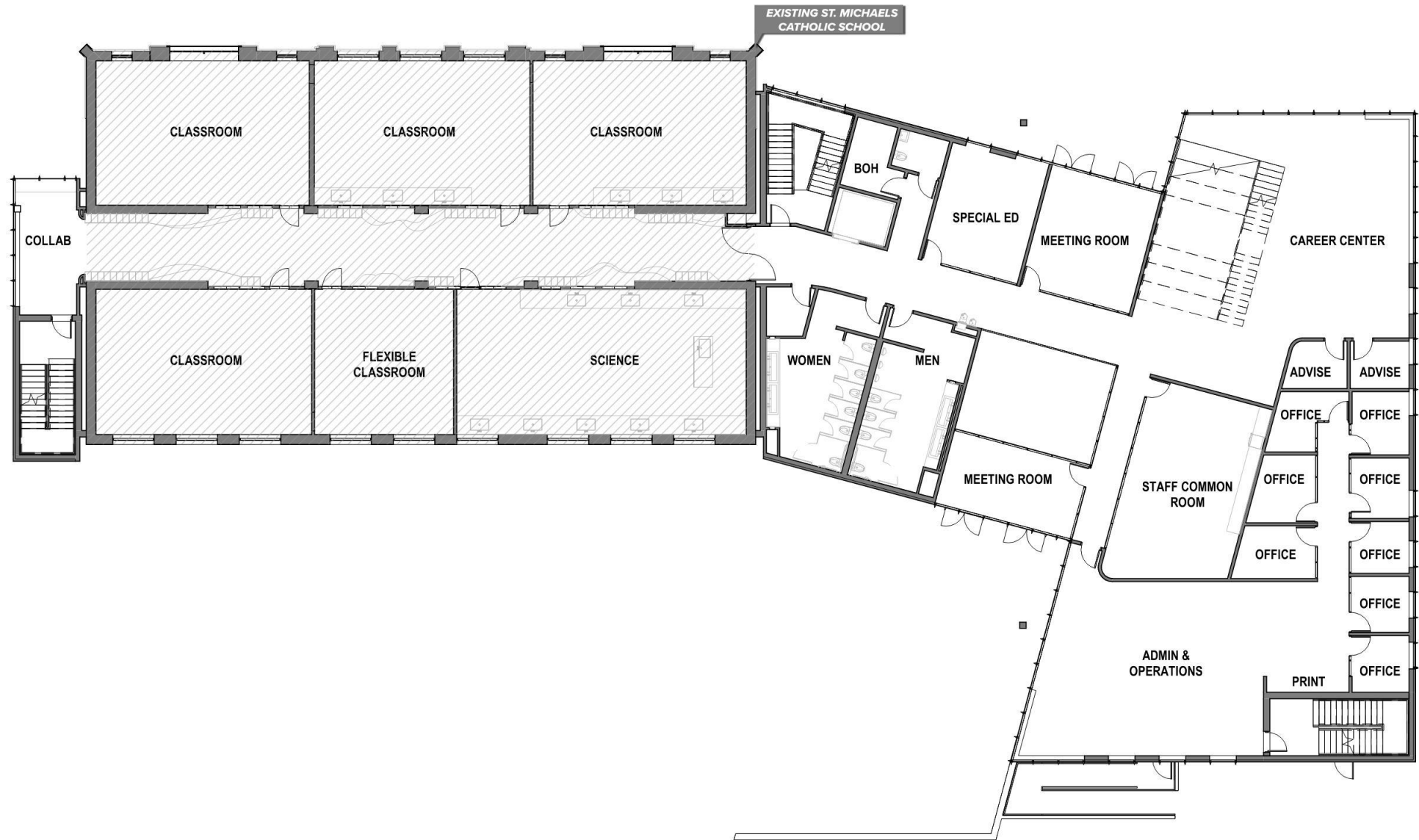




SITE PLAN



1 GROUND FLOOR PLAN
1/16" = 1'-0"



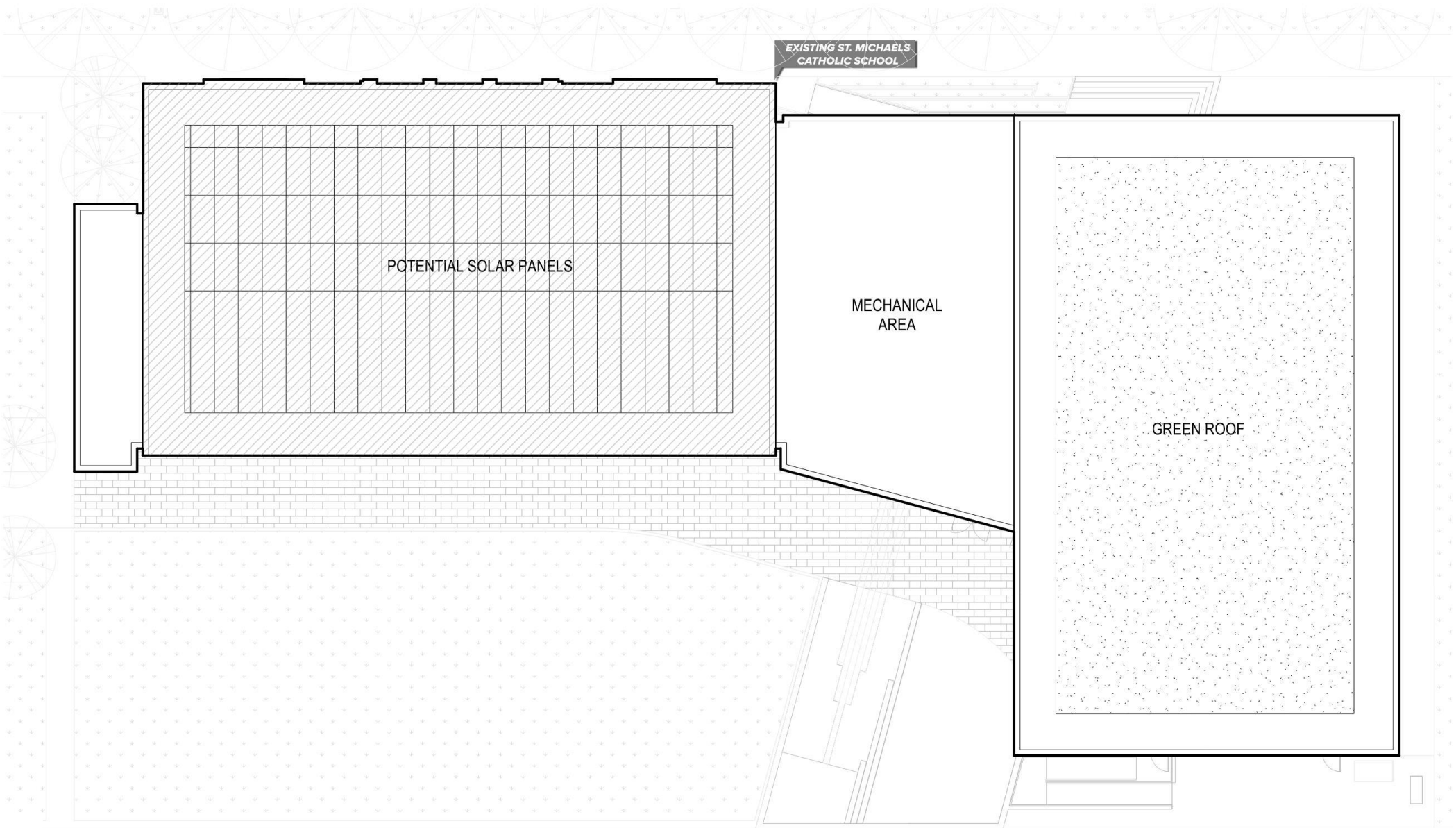
1 SECOND FLOOR PLAN
1/16" = 1'-0"

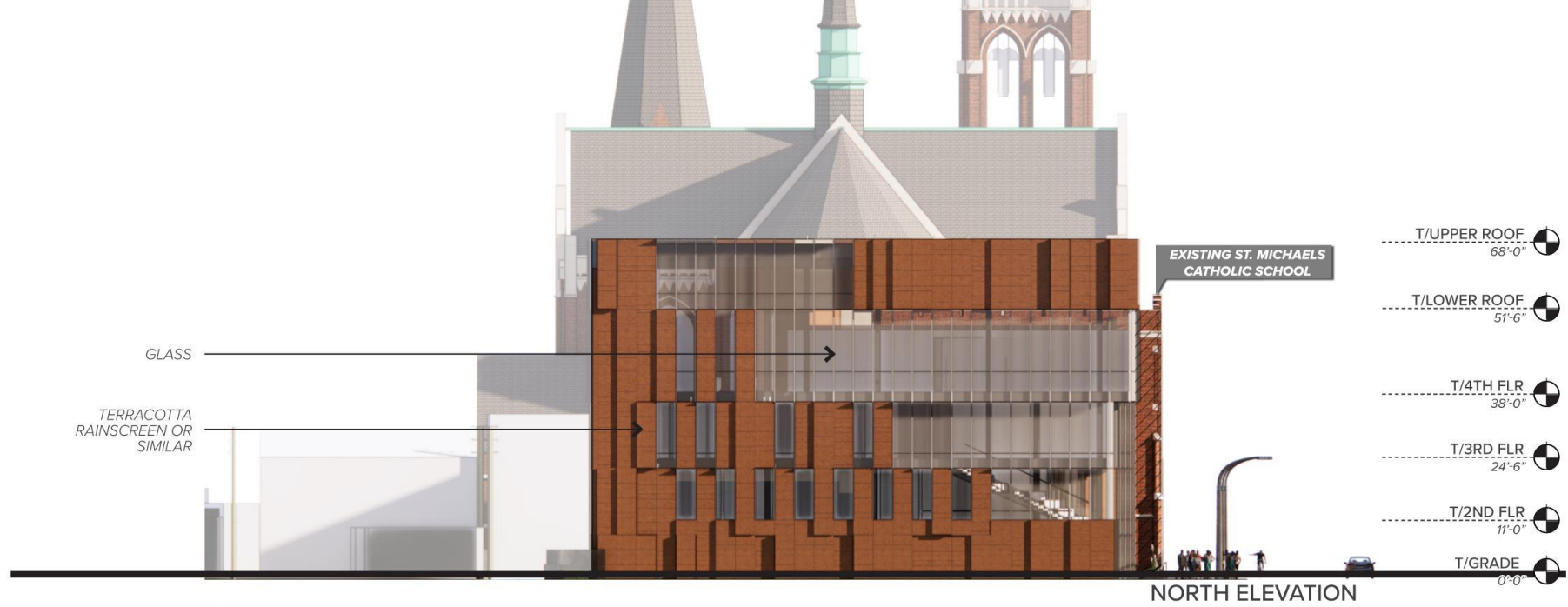


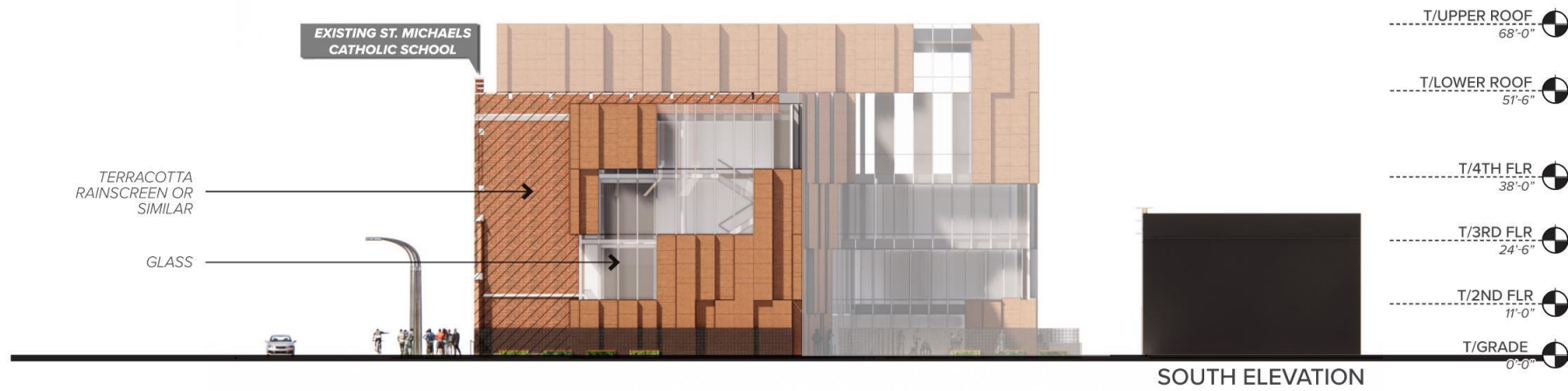
1 | THIRD FLOOR PLAN
1/16" = 1'-0"

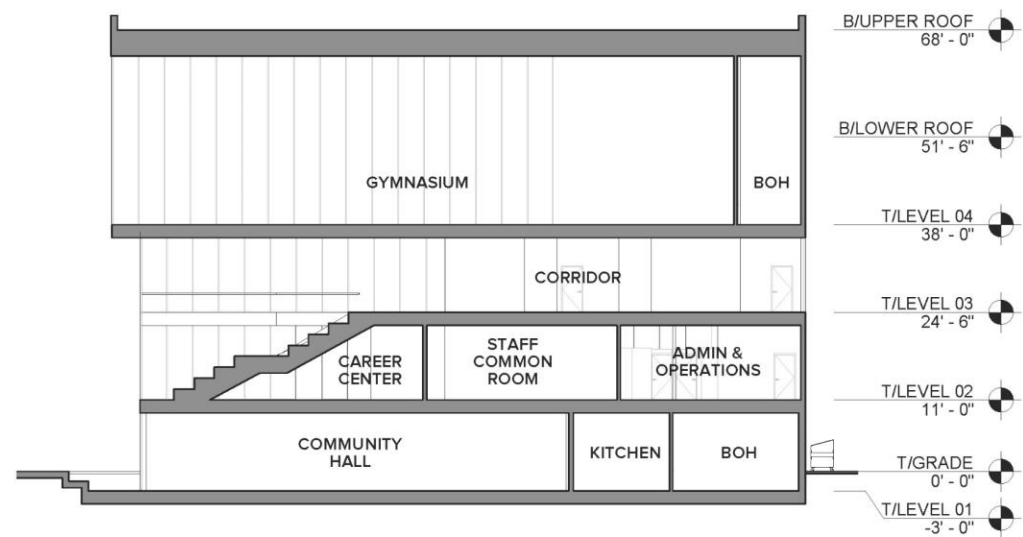
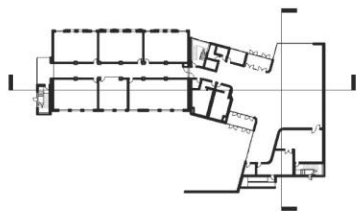
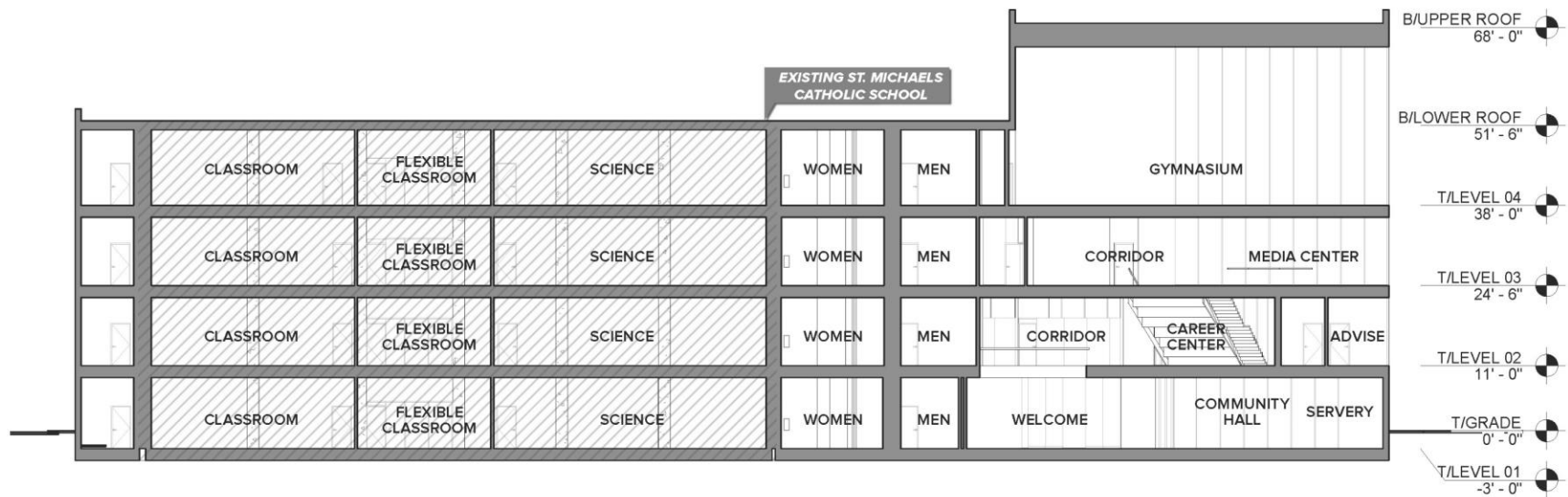


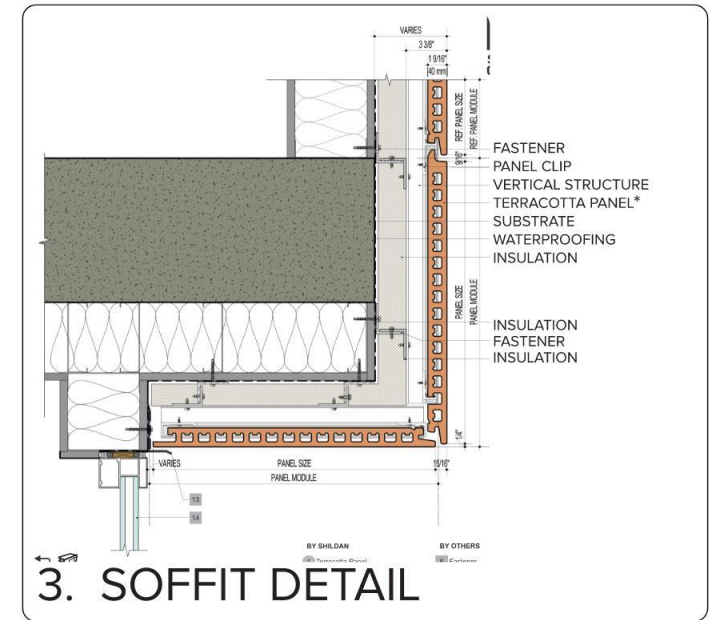
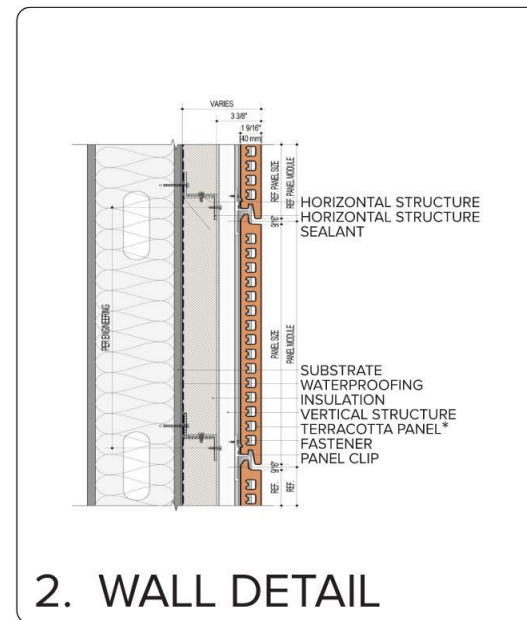
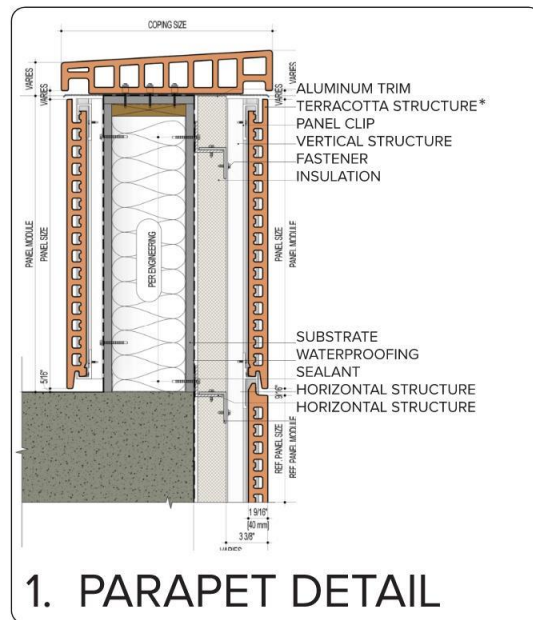
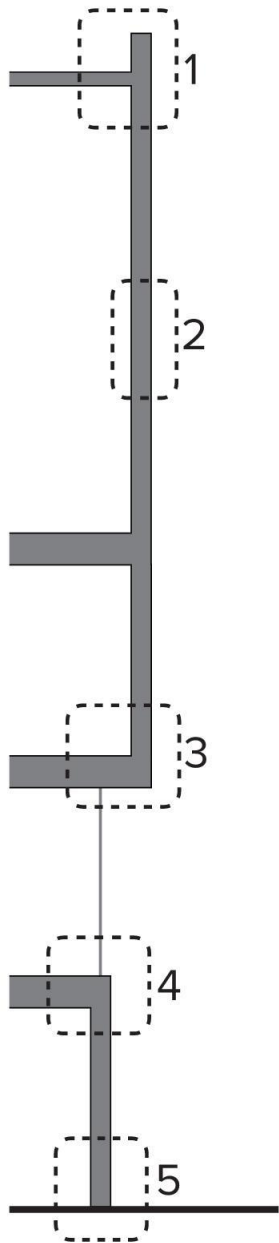
1 | **FOURTH FLOOR PLAN**
1/16" = 1'-0"



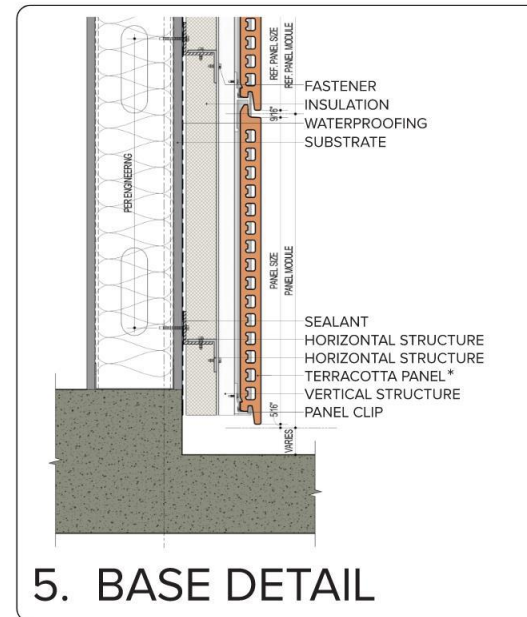
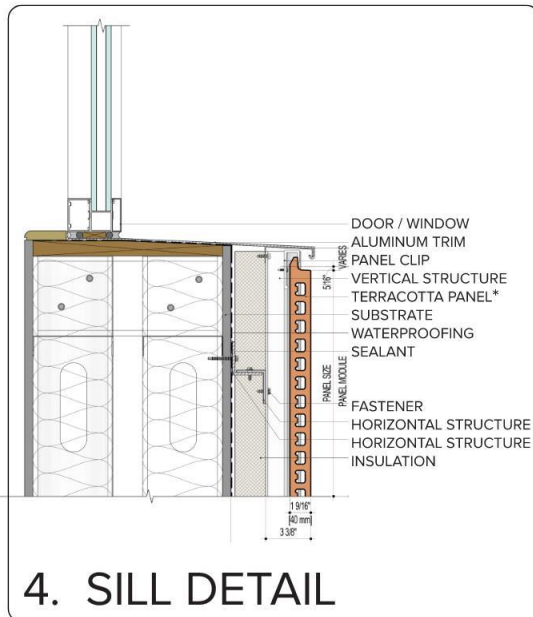


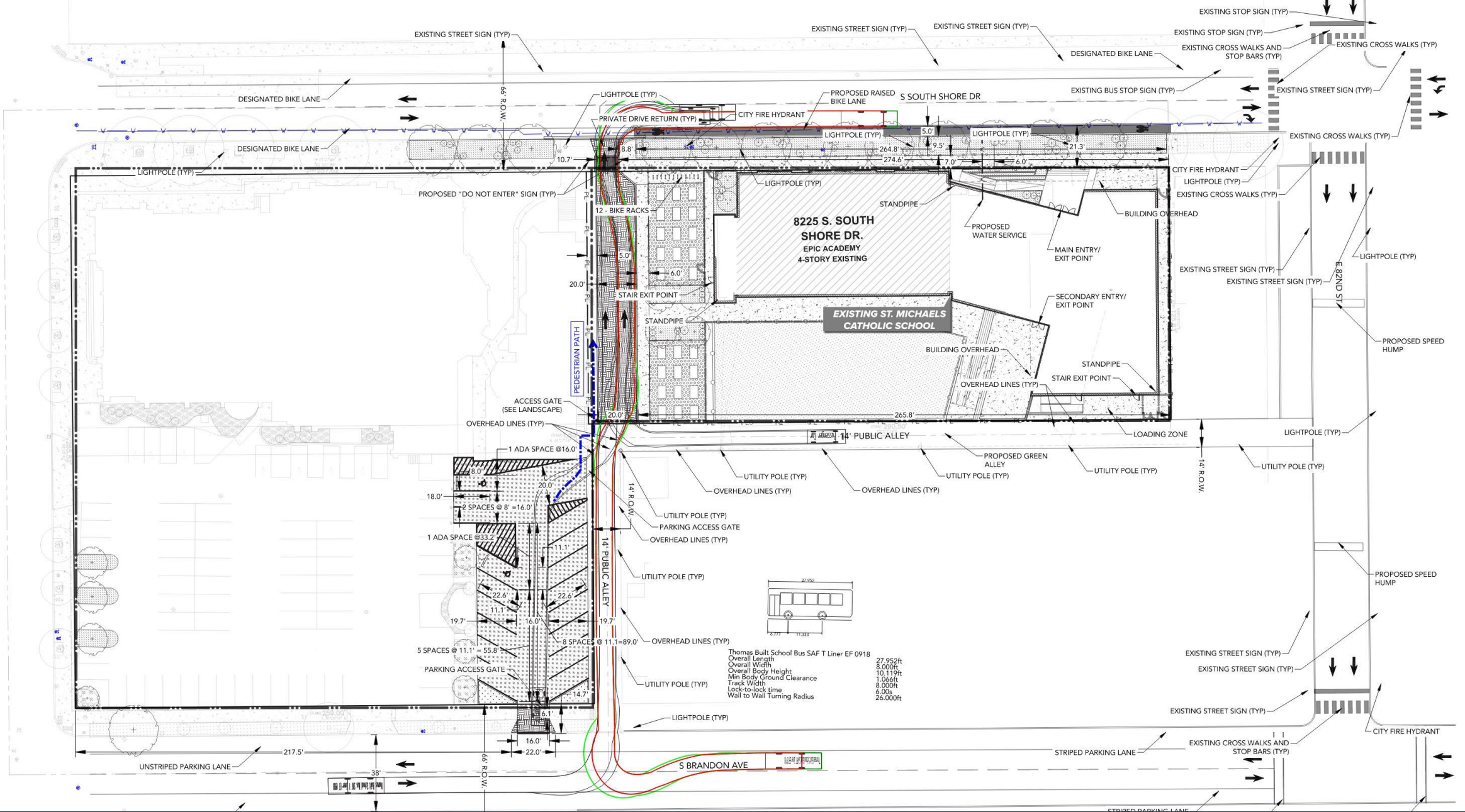


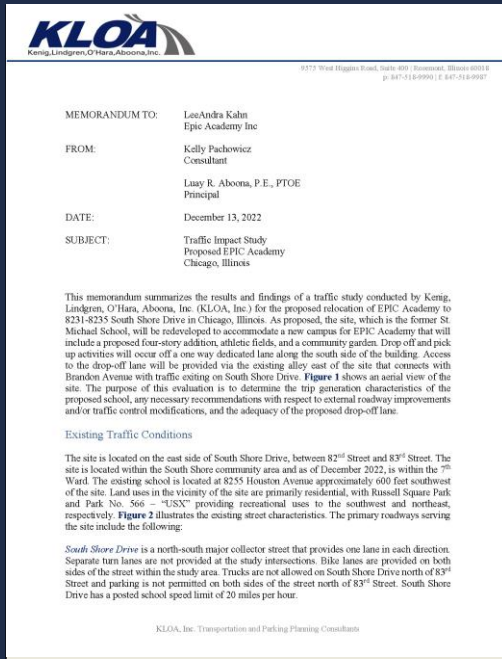




* TERRACOTTA PANEL OR SIMILAR MATERIALS







Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed new epic academy campus will be a low vehicle traffic generator and will not significantly increase traffic on the adjacent roadway system.
- The school is currently generating traffic in the area and, as such, not all of the traffic generated by the relocated school will result in an increase of traffic on the adjacent roadways.
- Given the low estimated vehicle traffic to be generated by the proposed new campus of Epic Academy, the existing traffic control and area roadway system will be adequate in accommodating the future vehicle traffic volumes.
- The proposed drop off lane on site will adequately accommodate the drop-off and pick-up activity.
- Outbound movements from the drop-off lane should be under stop sign control and restricted to right turns only. Additional signage should be posted alerting drivers of bike traffic along South Shore Drive.

To ensure efficient flow of vehicles during school loading activities, the following should be considered:

- School staff should be utilized to help advance the flow of traffic within the alley to the drop-off lane.
- Parents should be instructed to arrive from the west utilizing the east-west alley. Use of the north-south alley should be prohibited.
- All vehicles should be required to pull all the way up to the end of the drop-off/pick-up zone before they are allowed to load/unload students. Parents should not be allowed to park in the drop-off/pick-up zone and enter the school. Parents needing to visit the school will have to park their vehicle in the school's parking lot.
- Parents should be encouraged to arrive closer to the dismissal time. Those that arrive early should be instructed to leave and arrive at the dismissal time.
- Prohibition of drop-off and pick-up activity on south shore drive should be strictly enforced.
- Drop-off/pick-up loading procedures should be provided to parents and should be available on the school website, so parents are informed of the circulation pattern during loading activities.

- **SERVICE AREAS LOCATED AWAY FROM STREET**
(17-8-0906-D.1)

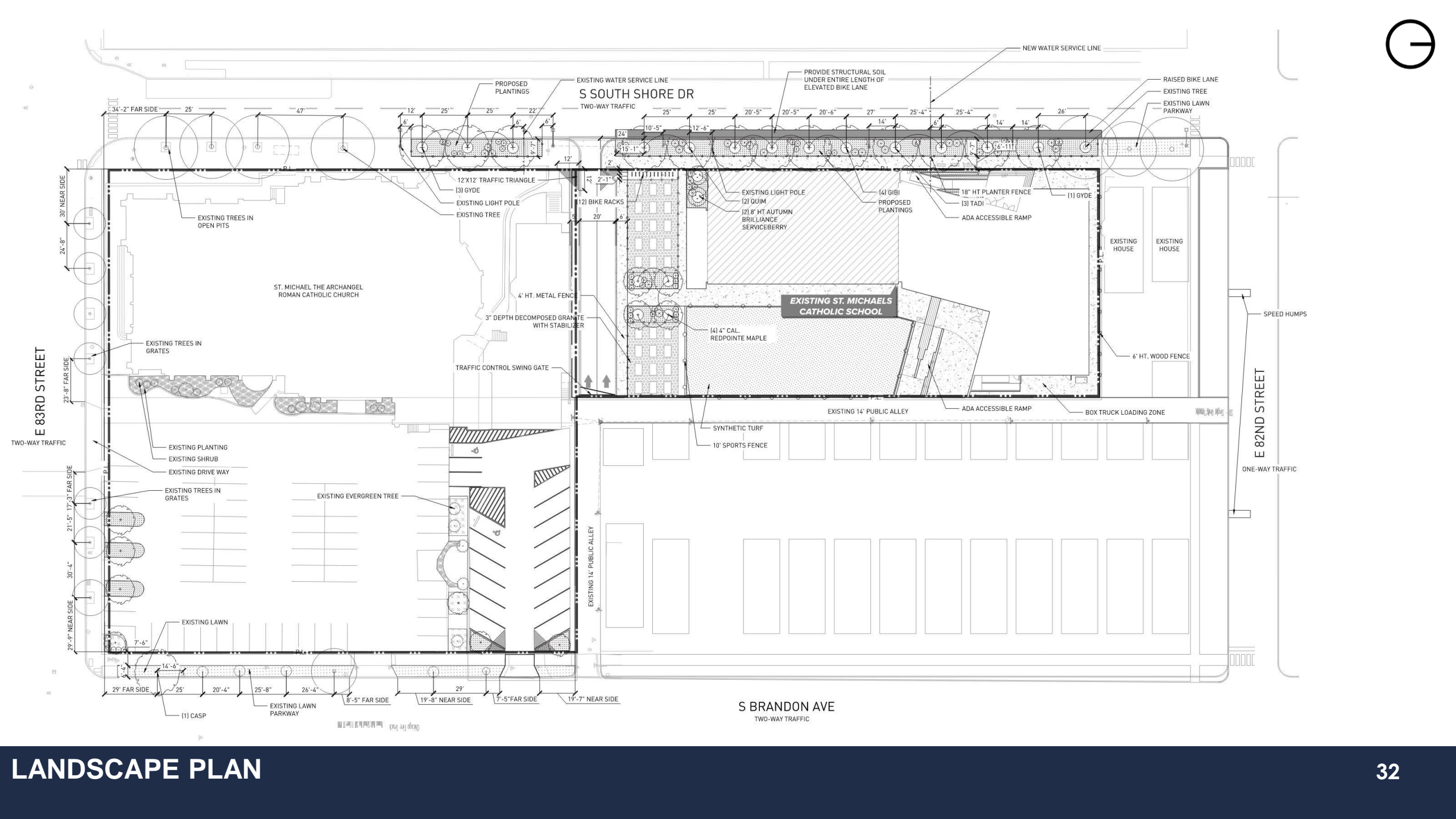


- **EMPHASIZE BUILDING ENTRY**
(17-8-0905-A.4)
- **PLAZA AND OPEN SPACE**
(17-8-0905-B.1)
- **SCALED AND PROPORTIONATE FACADE AT GROUND LEVEL**
(17-8-0905-A.7)
- **BUILDING ALIGNED WITH NEIGHBORING HOUSE STREET-LEVEL SPACES**
(17-8-0906-B.2)

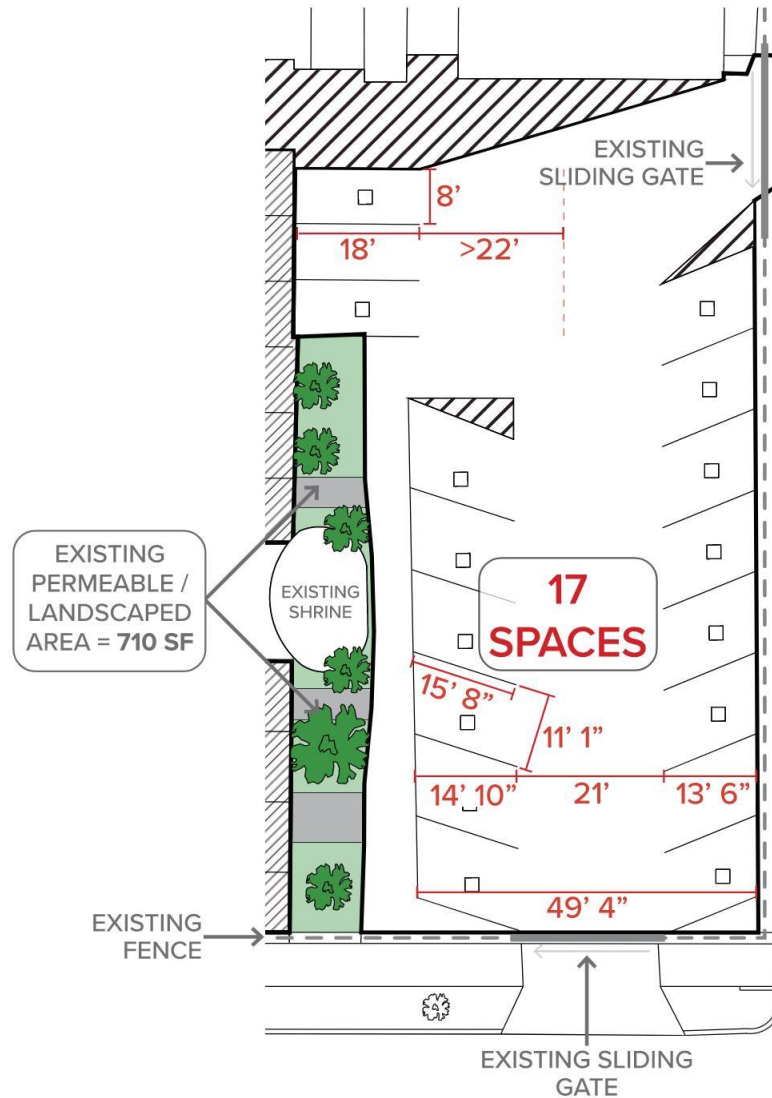


- **SAFE AND ATTRACTIVE WALKWAYS**
(17-8-0905-A.4)
- **ACTIVE USES AT GROUND LEVEL**
(17-8-0905-A.2)
- **PEDESTRIAN ZONES AND ACTIVITY**
(17-8-0905-A.1)

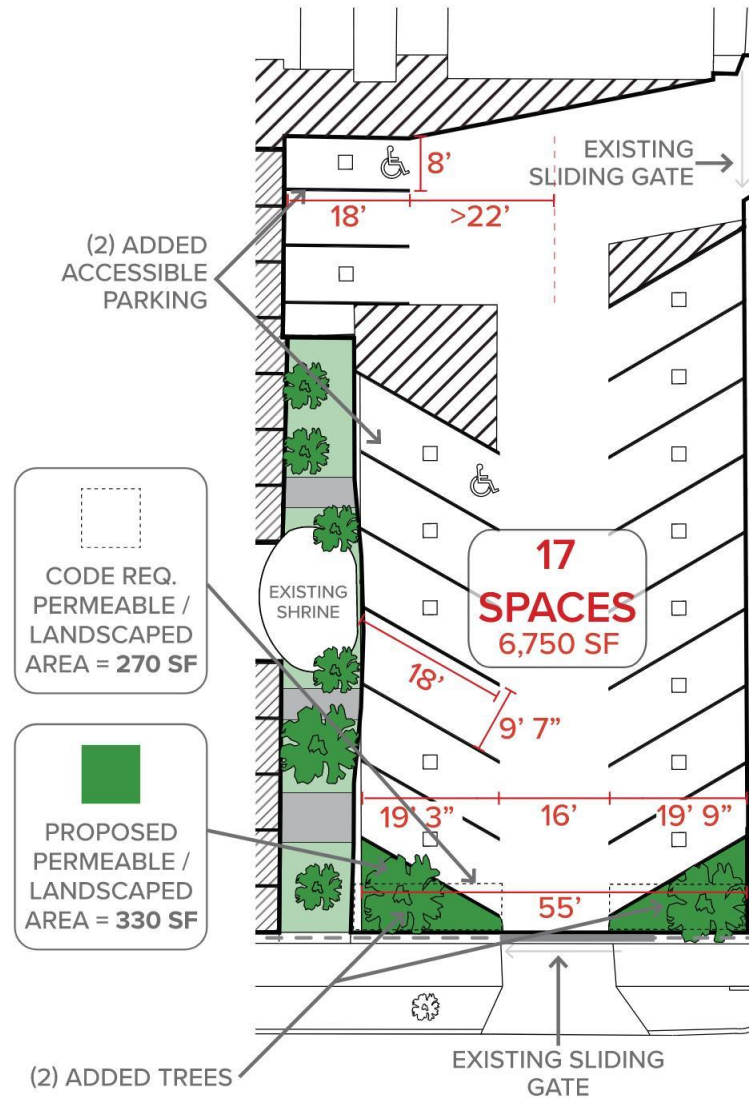




EXISTING PARKING LOT



CODE COMPLIANT PARKING LOT LAYOUT
RELIEF REQUESTED ON 7' LANDSCAPE SETBACK



SCREENING FROM STREETS

PER 17-11-020-B:

EXISTING	=	0 SF
REQUIRED	=	7' SETBACK 270 SF
PROPOSED	=	ADJUSTED SHAPE 330 SF

INTERIOR LANDSCAPING

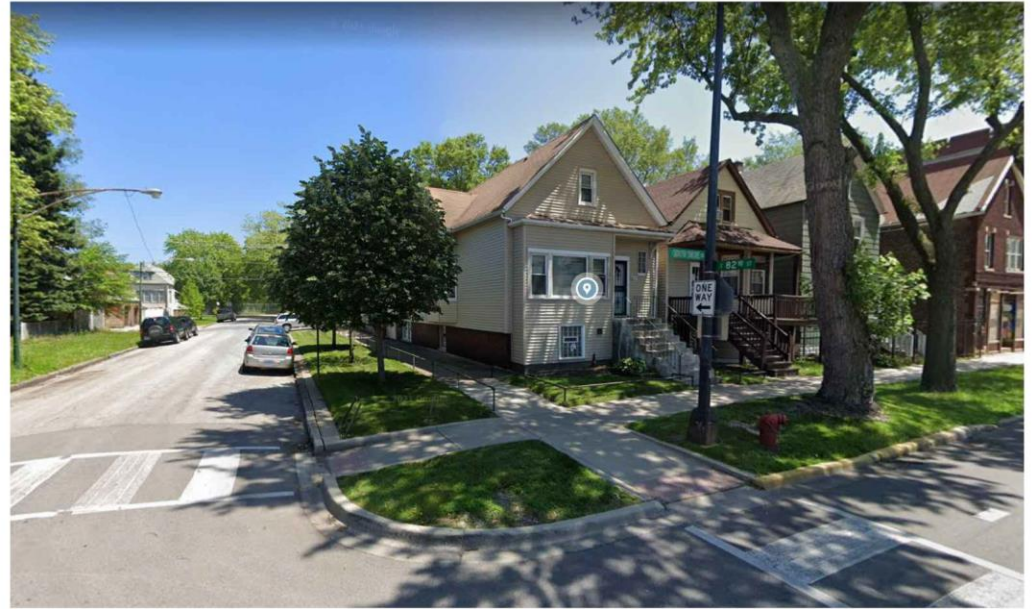
PER 17-11-0203-A:

EXISTING	=	710 SF
REQUIRED	=	507 SF (6,750 SF X 7.5%)
PROPOSED	=	710 SF EXISTING

— 12'8" PROPOSED SETBACK DISTANCE

— 7' SETBACK LINE

— EXISTING FENCE



SITE AREA

S SOUTH SHORE DR: 145.870 SQ. FT.
PUBLIC RIGHT-OF-WAY: 40,754 SQ. FT.
NET SITE AREA: 105,116 SQ. FT.
SUB AREA A: 36,548 SQ. FT.
SUB AREA B: 68,568 SQ. FT.

FLOOR AREA RATIO & BUILDABLE AREA

FLOOR AREA RATIO 2.0
SUB AREA A: 1.83
SUB AREA B: 0.43

MAXIMUM OFF-STREET LOADING SPACES:

SUB AREA A: 17 STALLS
SUB AREA B: 63 STALLS

MIN. OFF-STREET LOADING SPACES 1

MIN. BUILDING HEIGHT 75'

MINIMUM SETBACKS

SUB AREA A

NORTH: 5'-0"
SOUTH: 60'-0"
EAST: 10'-0"
WEST: 0'-0"

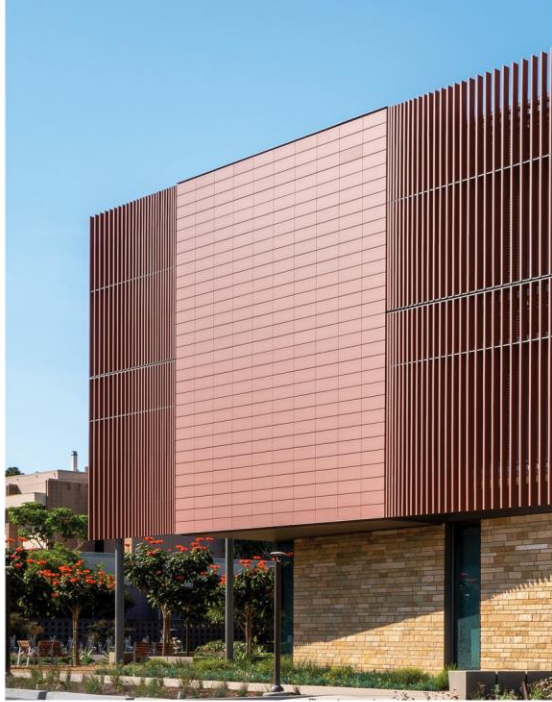
SUB AREA B

NORTH: 0.35'
SOUTH: 9.36'
EAST: 118'
WEST: 1.43'

CHICAGO LANDSCAPE ORDINANCE ANALYSIS:

Street Name	Linear Feet (LF)	Require Trees (1/25 LF)	Existing Trees	Proposed Trees	Total
S South Shore Dr.	548	22	4	14	18
E 83rd Street	265	11	7	0	7
S Brandon Ave	259	10	6	1	7
Total		43	17	15	32

- **THE # OF PROPOSED PARKWAY TREES ARE LESS THAN THE REQUIRED AMOUNT OF TREES DUE TO UTILITIES, STREET LIGHTS, DRIVEWAYS, AND FAR SIDE OFFSET REQUIREMENTS OF THE CHICAGO LANDSCAPE ORDINANCE.**



TERRACOTTA RAIN SCREEN FAÇADE OR SIMILAR MATERIAL

- LOW MAINTENANCE
- SUSTAINABLE
- COLOR AND TEXTURE RESPOND TO CONTEXT

Compliance Options			Points Required	Sustainable Strategies Menu																																		
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy								Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife				
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Choose one	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)				
					2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)													2.5 Exceed Energy Code (40%)															5.1 Green Roof 50-100%	6.2 Indoor Water Use Reduction (40%)		
Options Without Certification	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	NA	10	5	10	
Options With Certification	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	NA	10	5	10	
LEED Platinum	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	NA	5	20	10	20	10	20	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	10	10	5	10	

CONTINUED:

- REDUCE INDOOR WATER USE REDUCTION (-25%)
- CLOSE PROXIMITY TO CTA TRANSIT SERVICE
- ADDITION OF AMPLE BICYCLE PARKING
- WORKFORCE DEVELOPMENT WITH INCLUSION OF CAREER CENTER
- BIRD PROTECTION (BASIC)
- DISTRIBUTED GROUND SOURCE HEAT PUMPS (GSHP) / GEOTHERMAL SYSTEM (DEPENDANT ON GEOTECHNICAL REPORT)

STORM WATER MANAGEMENT ORDINANCE

ENGAGE CIVIL WILL BEAR ON OUR SIGNIFICANT EXPERIENCE WITH CHICAGO'S STORMWATER MANAGEMENT ORDINANCE TO DESIGN THIS PROJECT TO BE IN FULL COMPLIANCE WITH THE STORMWATER MANAGEMENT ORDINANCE, INCLUDING

- **STORMWATER DETENTION (IF REQUIRED)**
- **APPLICABLE BEST MANAGEMENT PRACTICES**
- **AS WELL AS FULL COMPLIANCE WITH CDOT GRADING STANDARDS.**

REQUIREMENT FOR A STORMWATER PRE-APPLICATION HAS BEEN WAIVED BY LEAD STORMWATER REVIEWER, DEPARTMENT OF BUILDINGS ON 12/05/2022

**INCLUSIONARY PROCUREMENT AND HIRING
MINIMUM COMMITMENTS SET AS FOLLOWS
(FLOORS, NOT CEILINGS) :**

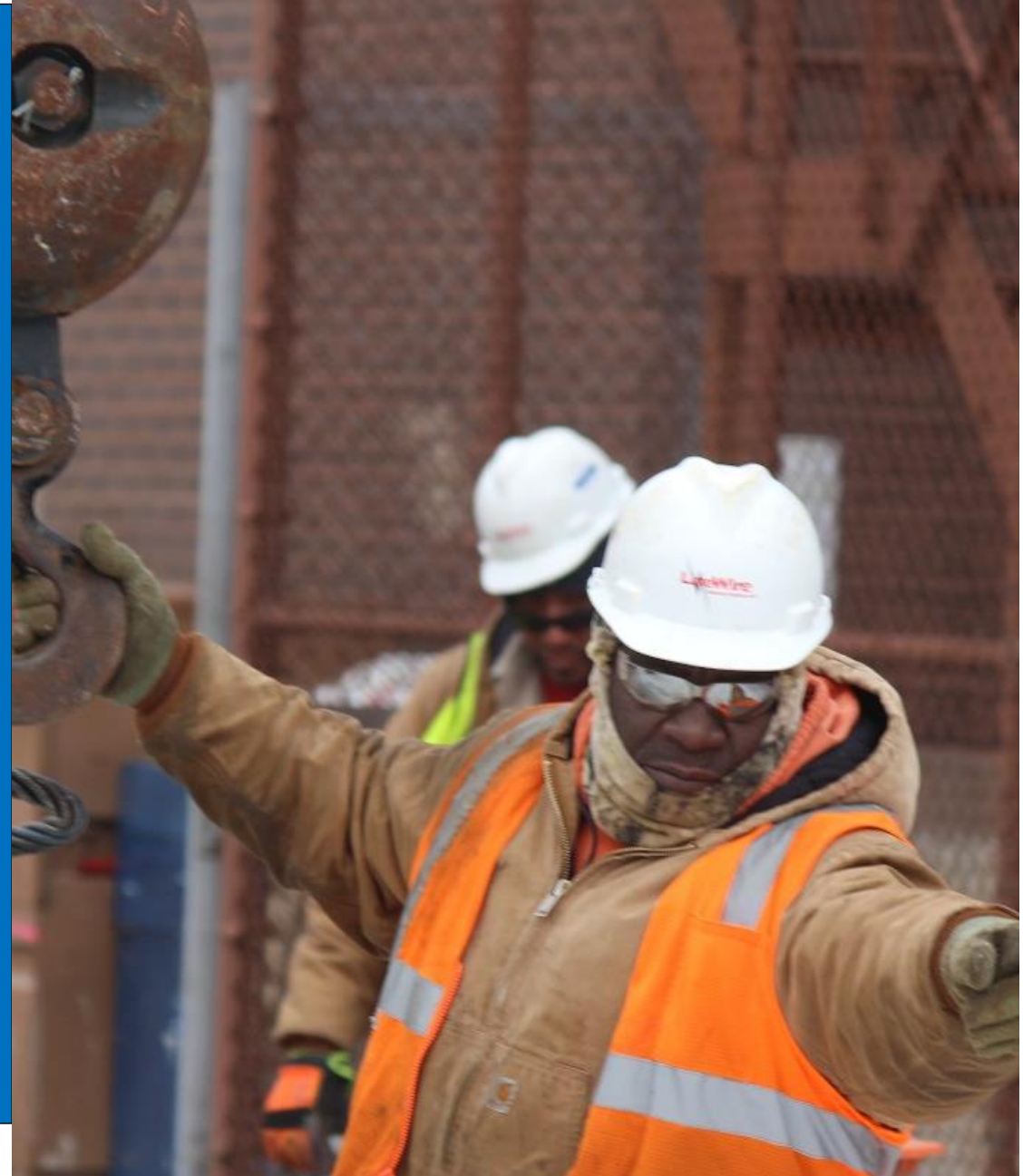
BUSINESS PARTICIPATION

**26% Participation from qualified
Minority Owned Business Enterprises**

**6% Participation from qualified
Woman Owned Business Enterprises**

WORKFORCE PARTICIPATION

**50% Participation from Chicago Residents
Apprentice engagement through Hire360**





THE SCHOOL DEVELOPMENT PROJECT WILL CREATE BOTH TEMPORARY CONSTRUCTION JOBS AS WELL AS PERMANENT JOBS ON SITE:

PERMANENT JOBS: Full Time Equivalency (FTE) projected to employ 45 staff members.

CONSTRUCTION JOBS: 60 FTE, which typically equates to more than 500 workers on site through various trades on site through the duration of the project.

DPD RECOMMENDATIONS (STAFF TO COMPLETE)